



Weber County

Weber County Planning Division
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**Weber County Planning Division
NOTICE OF DECISION**

October 31, 2024

Ian Silverberg (Owner)
3200 N 3350 E
Eden Utah 84310

Case No.: UVH100924

You are hereby notified that your request for final approval of Harmony Ranch Subdivision 1st Amendment, located approximately 3200 N 3350 E, Eden Utah, was heard and approved by the Weber County Planning Division in a public meeting held on October 17, 2024. Approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. Nordic Mountain Water and Sewer requirements are satisfied.
2. A Home Owner's Association is created for the private subdivision improvements.
3. The plat shall denote that the shared private lane is also an easement held in favor of the county for possible conversion to the Public Street at the time the County deems appropriate.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The subdivision conforms to zoning and subdivision ordinances.

The next step in the process is to ensure complete compliance with the above listed conditions of approval. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at flleverino@co.weber.us.ut or 801-399-8767.

Respectfully,

Felix Lleverino

Weber County Planner II

Time limitation for plat recordation. A subdivision plat shall be recorded in the Office of the County Recorder within one year of final approval by the Land Use Authority. After that, the plat shall have no validity. Subdivisions with multiple phases must record a new phase within one year from the date the previous phase being recorded until the subdivision is completed or the plat shall have no validity. The planning director may grant a one-time extension for final subdivision approval, for a maximum of one year. A multiple phase subdivision may receive only one time extension, not one time extension per phase. One additional time extension may be granted if the hardship is determined to be a county caused delay.